

RETAIL CONDOMINIUM IN ROYAL VISTA FOR SALE

Royal Vista Landing
2 Royal Vista Link NW, Calgary

**ONLY
1 UNIT
LEFT**



- » Surrounded by growing vibrant and healthy NW communities.
- » Area is home of big box retailers (Walmart, Sobeys, London Drugs and many more) and NW Automall.
- » Corner location with outstanding visibility from 112 Avenue NW and Royal Vista Link NW.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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**BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

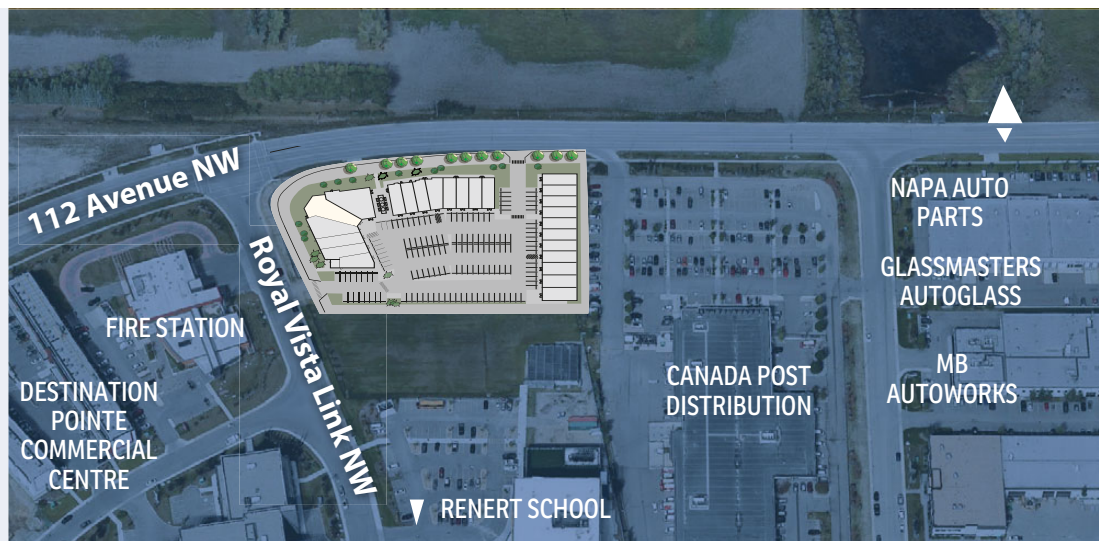
CELEBRATING

50
YEARS

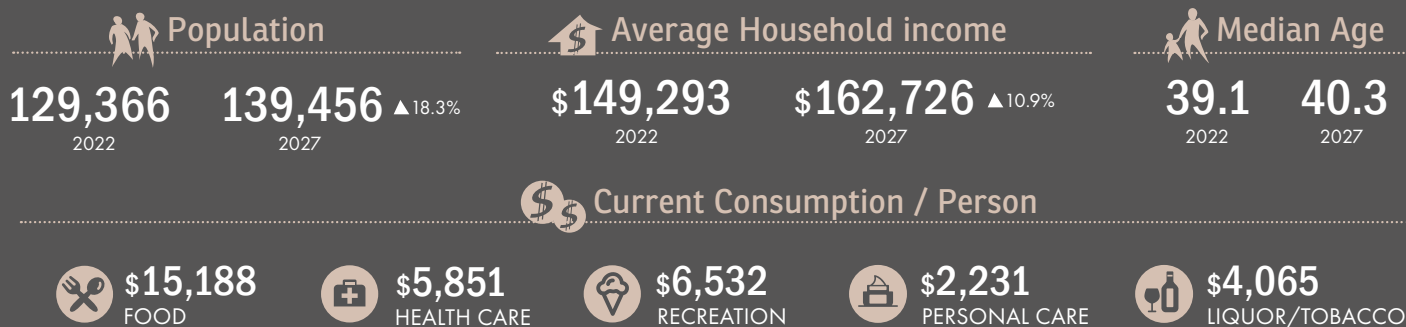
1973-2023



- » Corner location with outstanding visibility from 112 Avenue NW and Royal Vista Link NW.
- » Abundant parking and two points of access.
- » Occupies the same block as Renert School – ranked #1 elementary school in Alberta by Fraser Institute Report.



Area Demographics (5 km radius)



Royal Vista Landing

3 buildings
44,081 sf (total)
143 parking stalls

Royal Vista Link NW

112 Avenue NW



Subject



SALE INFORMATION

ADDRESS: 2 Royal Vista Link NW, Calgary

LEGAL DESCRIPTION: 0813886; Block 7; Lot 10

LAND USE: Direct Control 50D2022. See Uses on the next page

AVAILABLE FOR SALE:

2,675 sq. ft. – Unit 1150 Main floor of Building A

AVAILABILITY: Available immediately for fixturing

PROPERTY TAXES: \$32,108.61 (2024)

PRICE: Please contact

PROJECT INFORMATION

SITE AREA:

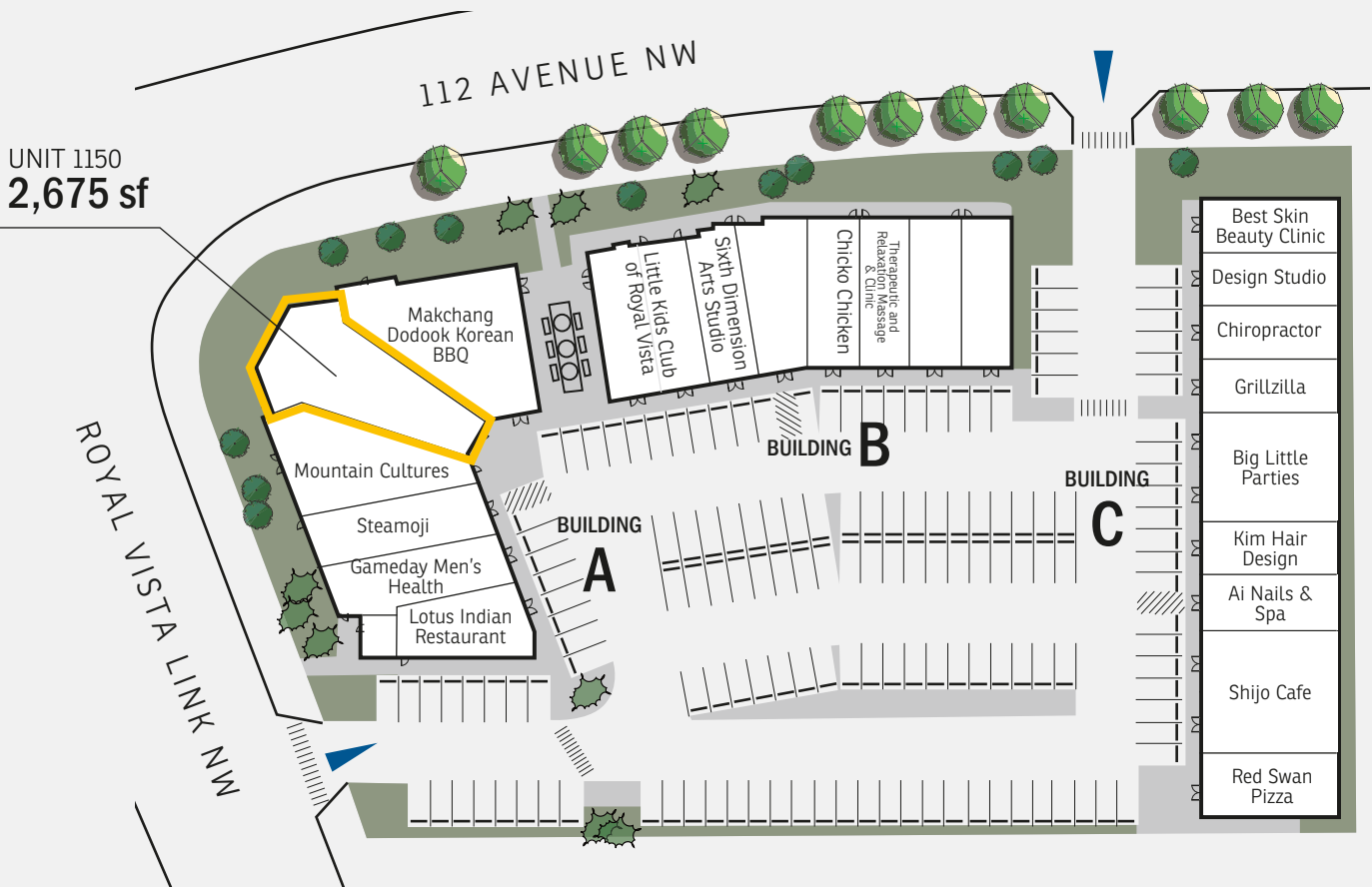
2.55 acres

TOTAL BUILDINGS AREA:

44,081 sq. ft.

PARKING:

- 143 stalls including barrier-free stalls;
- 12 bike stalls and loading stall.



UNIT 1150
2,675 sf

112 AVENUE NW

ROYAL VISTA LINK NW

Makchang Dodook Korean BBQ
Mountain Cultures
Steamoji
Gameday Men's Health
Lotus Indian Restaurant

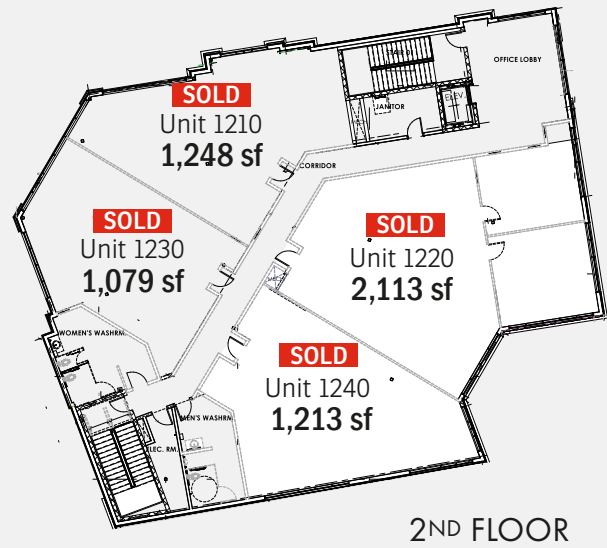
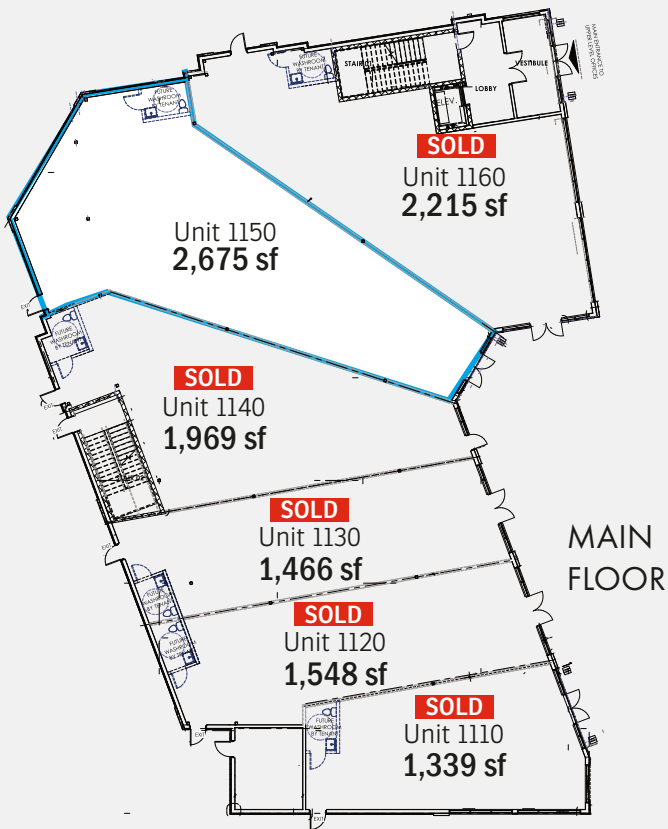
Little Kids Club of Royal Vista
Sixth Dimension Arts Studio
Chicko Chicken
Therapeutic and Relaxation Massage & Clinic

Best Skin Beauty Clinic
Design Studio
Chiropractor
Grillzilla
Big Little Parties
Kim Hair Design
Ai Nails & Spa
Shijo Cafe
Red Swan Pizza

BUILDING A

BUILDING B

BUILDING C



PERMITTED USES

- Catering Service – Minor
- Computer Games Facility
- Convenience Food Store
- Counselling Service
- Financial Institution
- Information and Service Provider
- Library
- Instructional Facility
- Office
- Power Generation Facility – Small
- Print Centre
- Protective and Emergency Service
- Radio and Television Studio
- Specialized Industrial
- Place of Worship – Small
- School Authority – School
- School – Private
- School Authority Purpose – Minor
- School Authority Purpose – Major
- Service Organization
- Social Organization.

DISCRETIONARY USES

- Cannabis Counselling
- Child Care Service
- Conference and Event Facility
- Drinking Establishment – Small
- Drive Through
- Fitness Centre
- Gas Bar
- Health Services Laboratory – With Clients
- Hotel
- Indoor Recreation Facility
- Medical Clinic
- Motion Picture Production Facility
- Outdoor Café
- Parking Lot – Grade
- Parking Lot – Structure
- Payday Loan
- Post-secondary Learning Institution
- Power Generation Facility – Medium
- Printing, Publishing and Distributing
- Restaurant: Food Service Only – Small
- Restaurant: Licensed – Small
- Retail and Consumer Service
- Self Storage Facility
- Sign – Class C
- Sign – Class E
- Sign – Class F
- Sign – Class G
- Special Function – Class 2
- Specialty Food Store
- Take Out Food Service
- Utility Building
- Vehicle Rental – Minor and
- Wind Energy Conversion System – Type 1
- Auto Service – Minor
- Accessory Food Service
- Accessory Liquor Service
- Amusement Arcade
- Billiard Parlour
- Brewery, Winery and Distillery
- Cannabis Facility
- Cannabis Store
- Catering Service – Major
- Columbarium
- Community Recreation Facility
- Crematorium
- Dinner Theatre
- Distribution Centre
- Drinking Establishment – Medium
- Drinking Establishment – Large
- Food Production
- Funeral Home
- General Industrial – Light
- Health Services Laboratory – Without Clients
- Kennel
- Library
- Liquor Store
- Museum
- Pawn Shop
- Performing Arts Centre
- Pet Care Service
- Place of Worship – Medium
- Place of Worship – Large
- Restaurant: Food Service Only
- Restaurant: Licensed
- Seasonal Sales Area
- Veterinary Clinic.

The following uses are discretionary uses in the Industrial – Business District if they are located within a building containing at least one use listed under Permitted Uses:

- Brewery, Winery and Distillery
- Drinking Establishment – Medium
- Restaurant: Food Service Only – Medium
- Restaurant: Licensed – Medium.

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LOCAL EXPERTISE MATTERS